

Minutes

Planning Board Meeting

January 5, 2017

Members of the Planning Board in attendance were Charles Moreno, Chairman, Don Clifford, Terry Hyland, Steve Leighton, Lynn Sweet and Donald Coker and Denise Markow-Speed, Alternate members. Members of the Board of Adjustment in attendance were Herman Groth, Bill Lord, Charles Burnham, Susan Arnold, and Jean Chartrand-Ewen. Bill Booth, Building Inspector, was also present. The Chairman opened a work session at 6:35 p.m. Planning Board, Board of Adjustment members and the Building Inspector discussed the model ordinance proposed for towns to help implement some local control regarding the new state-mandated accessory dwelling units, and how to best make the model ordinance work for Strafford. After lengthy discussion, it was agreed that it would make sense to propose allowing detached accessory units in Strafford. Firefighter access for rooftop solar arrays, agrotourism, and an enforcement paragraph used by other towns were also discussed. The Board agreed to hold a work session on January 11th to work on finalizing zoning proposals for this year. The Chairman opened the regular meeting at 7:40 p.m. and introduced the members present. The closing date for applications to appear on the agenda for the February 2017 regular meeting is 5 p.m., Tuesday, January 10, 2017. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM.

There were no items of continuing business. The first order of new business was the application of CALGARY J. MACKENZIE for Non-Residential Site Plan review for the operation of a retail motor vehicle dealer's business at 10 Lund Drive, Unit #4, in premises owned by JAMES N. LUND (Tax Map 19, Lot 28-4). Cal MacKenzie explained that he is renting a bay at Jim Lund's garage on Lund Drive. He is proposing to get a retail motor vehicle dealer's license, which will allow him to go to auctions to purchase vehicles that he can refurbish and sell. He does not intend to have any cars out front of the unit, although there is a concrete pad in the rear that he can use. The pad is fenced and gated. He believes that the pad could hold about 5 cars, and another 2 or 3 cars would fit inside the bay. He is in partnership with Jim Grant at Northwood Garage, and all mechanical repairs and inspections will take place at Northwood Garage. Mr. MacKenzie will be doing cosmetic work in the bay, and will take customers upstairs to the small office area to complete paperwork. He intends to sell the vehicles on-line, not from the garage location, but will complete the sales in the office at the garage. He has experience despite his youth, and he has already bought and sold about 50 cars, so he feels confident about his business proposal. He has completed his state application for the license, and he has secured insurance and bonding through Liberty Mutual. He noted that the state regulations include signage, but he said that he feels that a smaller sign would be acceptable and he hopes to convince the state that a sign on the building would be acceptable.

Steve Leighton said that he believes that the whole lot would need to be considered as part of the commercial use, so he said that Jim Lund needs to be part of the application. It was noted that Jim Lund is supporting the application. It was agreed that this application needs to go through the Board of Adjustment and that the commercial use will require a Special Exception. Lynn Sweet asked Mr. MacKenzie if the purpose of the application was to allow easier purchasing of vehicles through the dealer's license, and Mr. MacKenzie agreed. Ms. Sweet asked if there would be test driving of vehicles and clients coming to the office. Mr. MacKenzie agreed that yes, he would have dealer's plates that would allow customers to test drive vehicles. Don Clifford said that the most important thing would be to plan ahead for the future so that it is not necessary to come back for additional approvals. There was a general discussion; Mr. MacKenzie said that he hopes to stay at this location for 3 to 5 years and hopes to move to Greenland as his business grows.

The Chairman then opened the public hearing to the audience. Mark and Carol Davis, abutters, addressed the Board. They noted that they do not have any problems with Mr. MacKenzie's proposal as described, but they are concerned about any changes to the zoning that would be permanent. They agreed that as long as most of the work is inside and takes place during operational hours, this business would be pretty low impact. However, a "re-zoning" would have a permanent impact. A large sign, potential employees, would have an impact. They are also worried that once Mr. MacKenzie moves on, another business could follow—what could evolve, even incrementally over the years. Mr. Davis said that he hopes that the town would monitor, and that somebody else with different business practices would not be allowed to take over the space.

Board members then agreed to continue discussion to the next regular meeting and to schedule a site review. It was noted that the Board of Adjustment will be holding a hearing on the application for Special Exception before the next Planning Board meeting. The site review was scheduled for Wednesday, January 18th at 4 PM.

The Board then called on Christian Smith of Beals Associates who had requested an opportunity to meet with the Board informally to discuss the feasibility of the idea of constructing a condominium complex on a 20+ acre parcel located on the Province Road. Board members advised Mr. Smith that a condominium complex would require Non-Residential Site Plan review and a Special Exception. Density issues and maintaining rural character were noted. It was noted that the town has a growth control ordinance and a large project would probably require phasing. It was agreed that a project like this could be well paired with conservation of a large tract of land.

There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 10:00 PM.

Planning Board Work Session January 11, 2017

Members present: Charles Moreno, Chairman, Terry Hyland, Steve Leighton, Don Clifford, and Donald Coker, Alternate member.

Board of Adjustment members present: Rick Ferreira, Chairman, Bill Lord, Susan Arnold, and Herman Groth.

Board members meet with Bill Booth, Building Inspector, to work further on drafting language for several zoning and/or building articles proposed for inclusion on the ballot for Town Meeting.

It was agreed to forward a proposal for Accessory Dwelling Units similar to the model ordinance, allowing detached units and using the Special Exception application procedure. Board members also agreed to a proposal for maintaining roof access for firefighters around rooftop solar arrays, adding agrotourism to Article 1.4.2, and to consider adopting enforcement language that Portsmouth currently uses to try to be sure that applicants for permits are complying with zoning ordinances and building regulations.

Planning Board and Board of Adjustment Site Review January 18, 2017

Planning Board members present: Charles Moreno, Chairman, Steve Leighton, Lynn Sweet, Don Clifford, Terry Hyland and Donald Coker, Alternate member.

Board of Adjustment members present: Rick Ferreira, Chairman, Bill Lord, Charles Burnham, Herman Groth and Jean Chartrand-Ewen, Alternate member.

Board members toured the garage bay unit leased by Calgary MacKenzie, including the small fenced-in area to the rear of the unit.